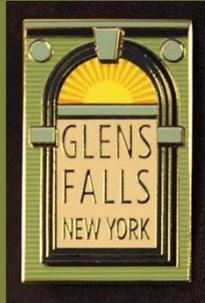


Market Square
at
South Street

Conceptual Layout & Design

Public
Presentation
at
Crandall Library



by
Mayor Daniel L. Hall

August 13, 2019



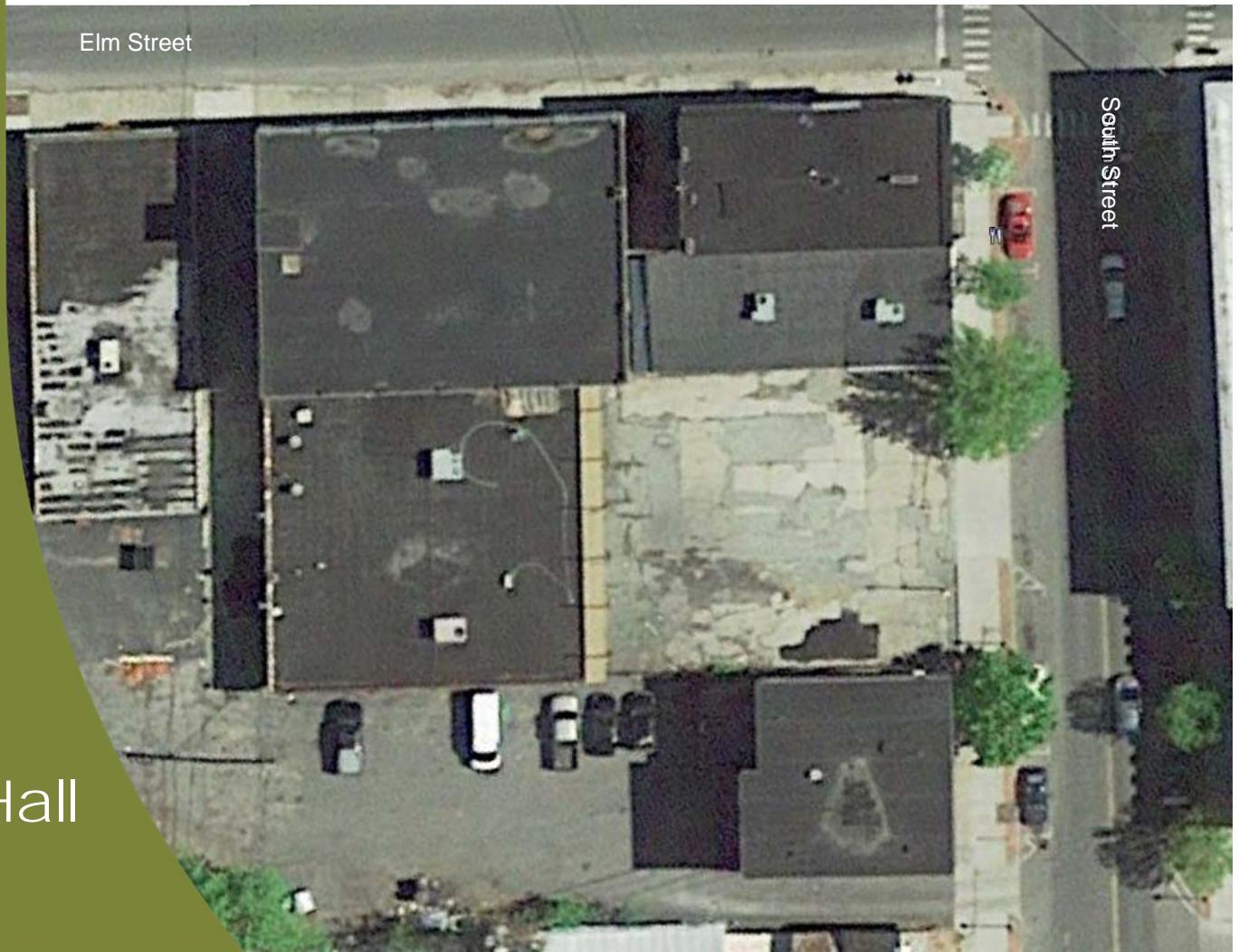
ARCHITECTS AND PLANNERS, P.C.



Downtown
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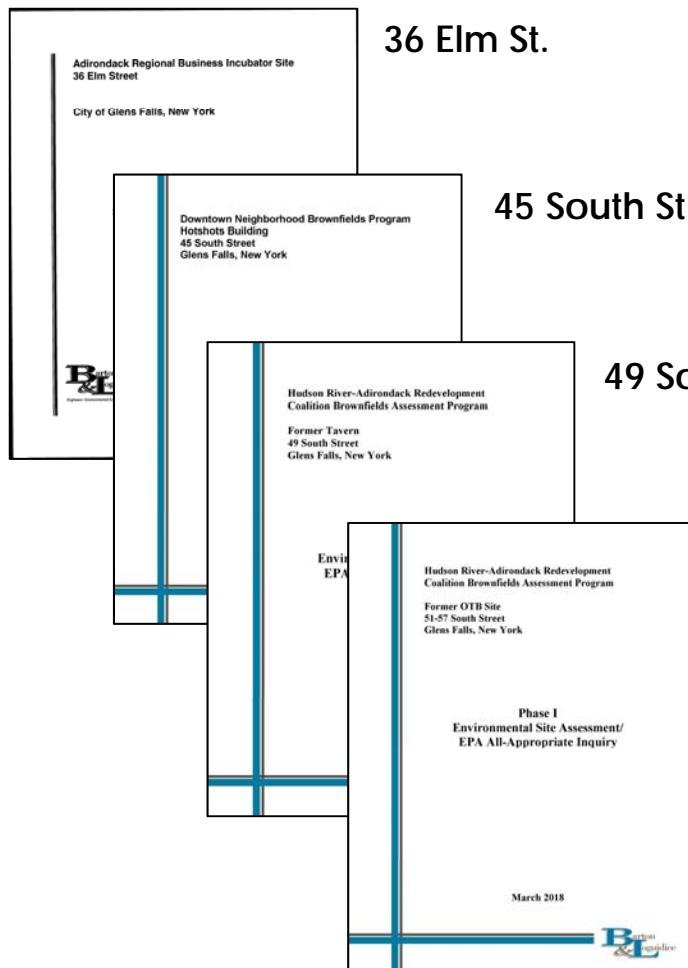
The LA GROUP
Landscape Architecture & Engineering P.C.
People. Purpose. Place.



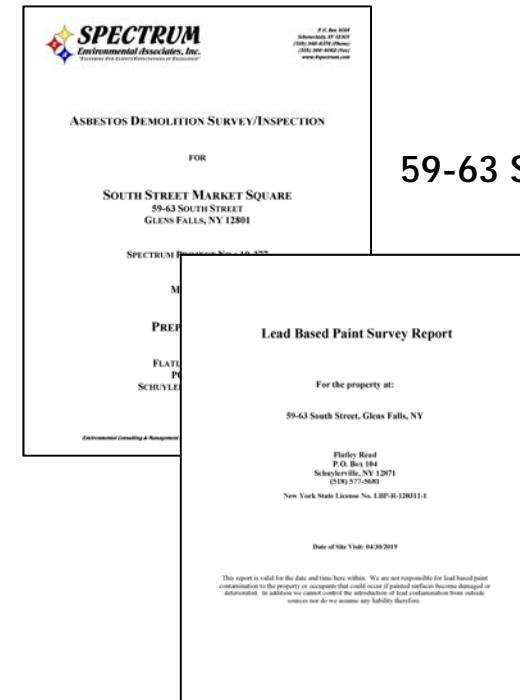
Market Square at South Street



Project Reports Completed to Date:



Risk Assessment and Haz. Mat. Reports
Barton & Loguidice
Flately-Read, Inc.



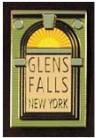
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Market Square at South Street



Project Reports Completed to Date:

Structural Analysis
Ravi Engineering

March 5, 2019

James M. Martin, AICP
Senior Planner and Economic Development Specialist
The LA Group – Landscape Architecture and Engineering, P.C.
40 Long Alley, Saratoga Springs, NY 12866

RE: City of Glens Falls DRI – The Market at South Street

1.0 Executive Summary

In January, 2019, Ravi Engineering and Land Surveying (RE&LS) was asked by The LA Group, P.C. to perform a Structural Evaluation of two existing abandoned buildings, located at 45 South Street and 36 Elm Street in Glens Falls, New York. The purpose of this evaluation was to review the structural condition of the existing buildings to determine if restoration of the buildings is possible.

The Scope of this report is limited to an investigation of the readily visible exterior and interior conditions. No other inspection was performed, and the extent of the investigation was to determine and record the condition of the structure. No analysis of the existing structure was performed. No existing as-built drawings of the structures have been provided.

2.0 Introduction

2.1 Scope of Investigation

The Scope of this investigation was limited to foundation walls within the basements, exterior columns and beams, where accessible. General potential for the buildings to be restored were assessed.

In order to conduct the inspection, an interview was conducted with Sarah Martin of RE&LS on February 15, 2019.

3.0 Description of Structures

3.1 45 South Street Building

Reference attached drawings S-100 through S-103 and Appendix A and B for photos from RE&LS's inspection.

The building located at 45 South Street is a three-story masonry structure. It appears to have been built in the early 1900's and was likely constructed sometime in the late 19th century. It is currently used as retail or restaurant space with apartment units above.

Rochester: 2110 S. Clinton Ave, Suite 1, Rochester, NY
Buffalo: 574 Main Street, Suite 205, East Aurora, New York

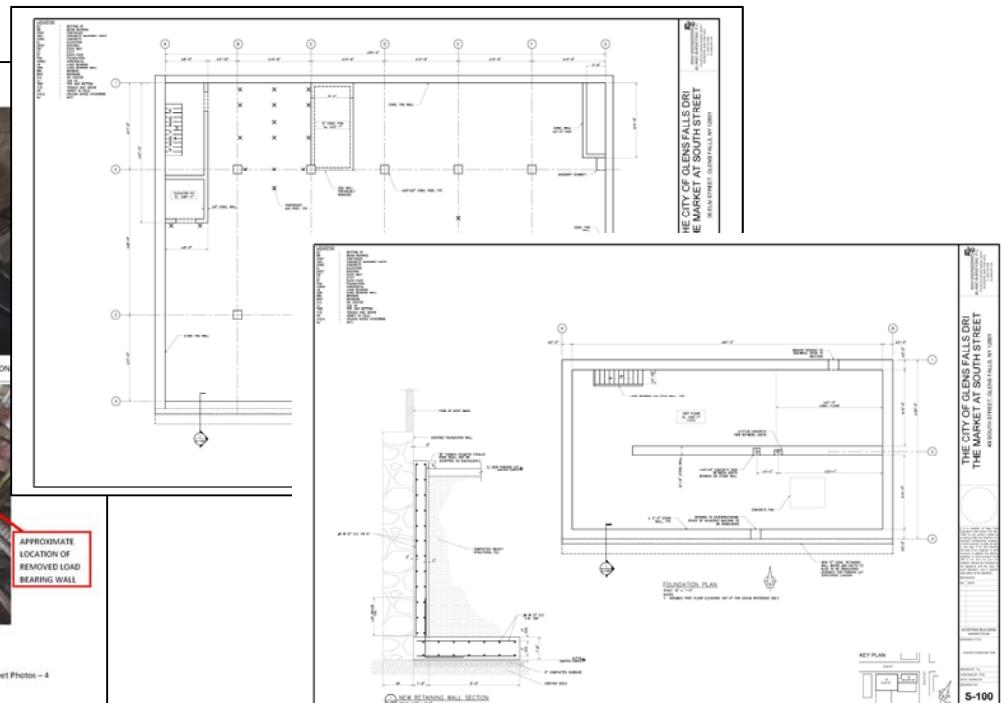
7 - TYPICAL BEAM OVER COLUMN CONNECTION OF ADDED STEEL AT UNDERSIDE OF SECOND FLOOR

8 - UNSUPPORTED ENDS OF EXISTING FLOOR JOIST FRAMING AT REMOVED CENTER LOAD BEARING WALL BETWEEN SECOND LEVEL AND THIRD LEVEL

APPROPRIATE LOCATION OF REMOVED LOAD BEARING WALL

Appendix A – 45 South Street Photos – 4

For: 49 South St. & 36 Elm St.



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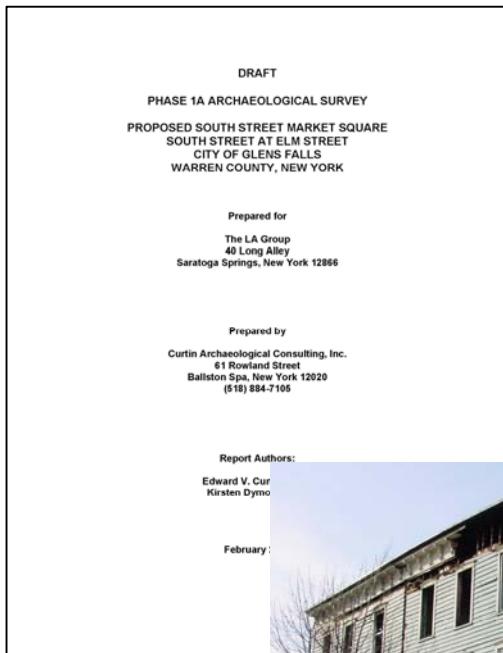
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The LA GROUP

Market Square at South Street



Project Reports Completed to Date:



Phase 1A Archaeological Report – Project Area Ed Curtin

NEW YORK STATE OF OPPORTUNITY.

Parks, Recreation, and Historic Preservation

ANDREW M. CUOMO
Governor

ERIK KULLESID
Acting Commissioner

April 8, 2019

Mr. James Martin
Project Consultant
EDDC
40 Long Alley
Saratoga Springs, NY 12866

Re: EDDC
City of Glens Falls -
49 South Street, Gle
19PR01008

Dear Mr. Martin

Thank you for requesting the Parks, Recreation and Historic materials in accordance with § 14.09 of the New York Parks Master Plan for the Adirondack Park. They do not include potential involved in or near your project review of the project pursuant Environmental Conservation (B17).

We have reviewed the submitted:

1. Building 45-47 South St which is listed in the SIS
 - a. It will be rehabilitated
 - b. Please provide a detailed explanation of the proposed rehabilitation
 - c. If the Federal and State Rehabilitation Tax Credit program is proposed to be used for this rehabilitation, please let us know
 - d. Please provide existing conditions photographs of the interior and exterior of this building. Please include a site plan or building plan illustrating the location and direction of each image. Images can be gathered into a work or powerpoint document prior to uploading to our digital system CRIS.
2. Building 49 South St which is listed in the SIS
 - a. Since the building is within the listed historic district, please provide renderings/massing and/or design documents illustrating any proposed new construction on the site. We will be reviewing any proposed work to ensure it is compatible with the existing historic district.
3. Building 59-63 South Main Street is a non-contributing building to the Three Squares Historic District which is listed in the State and National Registers of Historic Places.
 - a. Since the building is non-contributing to the district we have no concerns with the proposed demolition
 - b. Since the building is within the listed historic district, please provide renderings/massing and/or design documents illustrating any proposed new construction on the site. We will be reviewing any proposed work to ensure it is compatible with the existing historic district.
4. Building 51-57 South Street is not eligible for the State and National Registers of Historic Places.
 - a. Since the building is not eligible, we have no concerns with its proposed demolition
 - b. Since the building location is within a historic district, we request renderings/massing and/or design documents illustrating any proposed new construction on the site. We will be reviewing any proposed work to ensure it is compatible with the existing historic district.
5. Building 36 Elm St is eligible for listing in the State and National Registers of Historic Places.
 - a. We understand it will be rehabilitated as part of this project
 - b. Please provide plans/specifications/renderings or documentation that fully explains the proposed redevelopment. Preliminary and/or pre-final documents are acceptable
 - c. If the Federal and State Rehabilitation Tax Credit program is proposed to be used for this rehabilitation, please let us know
 - d. Please provide existing conditions photographs of the interior and exterior of this building. Please include a site plan or building plan illustrating the location and direction of each image. Images can be gathered into a work or powerpoint document prior to uploading to our digital system CRIS.

We would appreciate the requested information be provided via our Cultural Resource Information System (CRIS) at www.nysparks.com/photoline-topix. Once on the CRIS site, you can log in as a guest and choose "submit" at the very top menu. Next choose "submit new information for an existing project". You will need this project number and your e-mail address.

If you have any questions, I can be reached at 518-268-2181.

Sincerely,

Beth A. Cumming
Senior Historic Site Restoration Coordinator
e-mail: beth.cumming@parks.ny.gov

via e-mail only

NYSHPO Sign-off



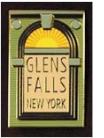
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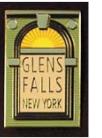
JL Architects and Planners, P.C.

The LA GROUP

Market Square at South Street



Market Square at South Street



51-57 South St.



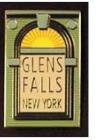
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Market Square at South Street



7



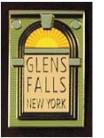
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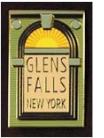
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Market Square at South Street



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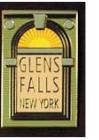
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Market Square at South Street



51-57 South St.



**Downtown
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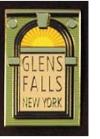
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Market Square at South Street



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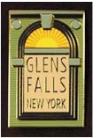
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Market Square at South Street



Project Views: Street view



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Market Square at South Street



Project Views: Street view looking northeast



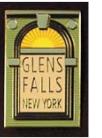
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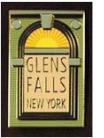
Market Square at South Street



Project Views: Street view looking northwest



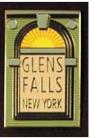
Market Square at South Street



Project Views: Aerial view looking northeast



Market Square at South Street



Project Views: Market building interior back to front



Market Square at South Street



Project Views: Streetscape intersection of South St. and Elm St.



Streetscape intersection of South St. and Elm St.



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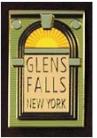
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Market Square at South Street



Property Location:
45 South Street
Glens Falls, NY 12801



Aerial view Downtown Glens Falls - 2019

General Description of the Project:

45 South Street is a contributing building to the Three Squares Historic District and is listed in the State and National Registers of Historic Places. The work at 45 South Street generally involves repair/replacement of existing building elements. Through out the buildings lifespan elements have been added that are not original nor are they historic features. The west facade has been altered from its original historic facade and will be restored back to clapboard siding. An exterior stair enclosure at the north face of the building will be removed. This stair is not historical once removed the remaining brick facade will be rehabilitated. A new internal stair will be built to service all floor levels. Along the east facade the building features a historic signage mural from when it was a pharmacy. This mural will be preserved and remain intact as part of the historical character defining elements. Through the rehabilitation of building elements along with several miscellaneous improvements will respectfully build upon the aesthetic appeal of 45 South Street.

Specific improvements include:

- Repair and/or replacement of exterior trim
- Residing of the exterior walls as noted
- Replacement of all exterior windows
- Refurbishment of all first-floor exterior doors
- Preservation of the existing painted signage mural on east facade. See elevations.
- Miscellaneous improvements include new signage; replacement of fire escape, new entry awning.

For more information on existing interior and exterior conditions refer to the attached structural report dated March 05, 2019 from RAVI Engineering.



Image courtesy of Building Inventory Form, Division for Historic Preservation, NY State Parks and Recreation Site No. 113-40-0215-001



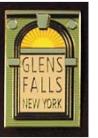
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Market Square at South Street



Existing: South Facade-S.01

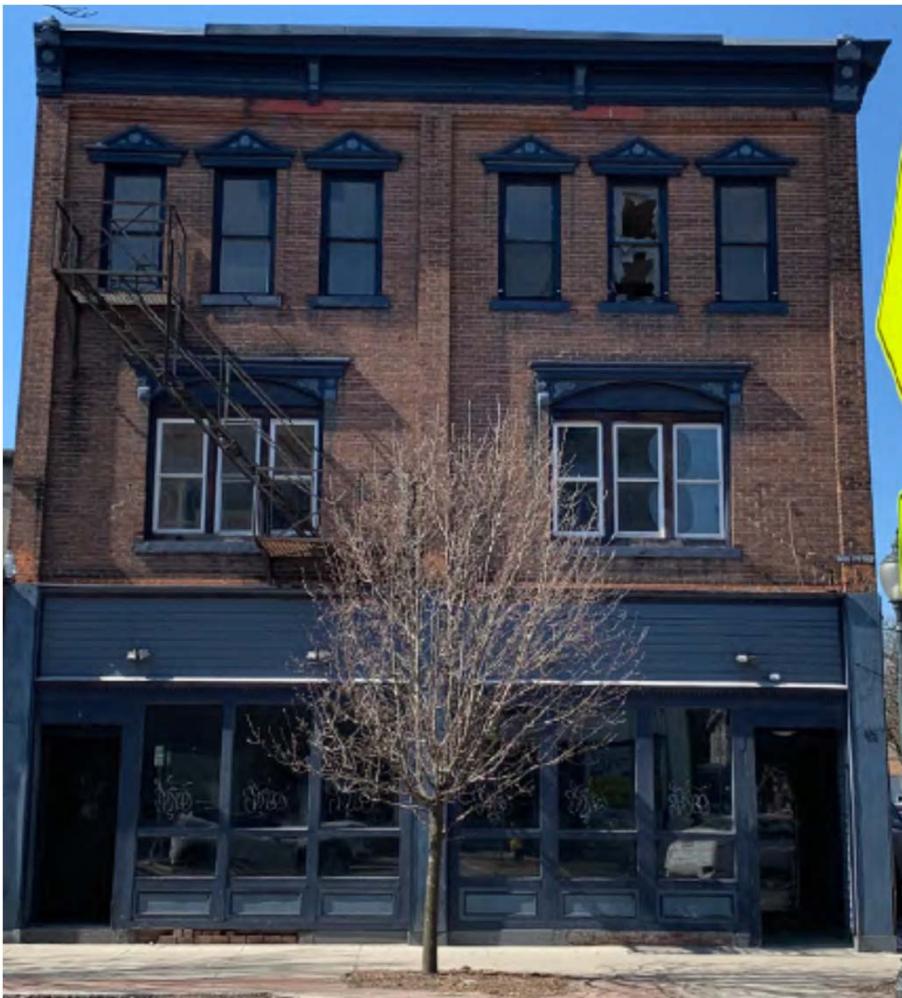


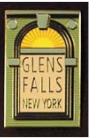
Image Key Plan



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Market Square at South Street



Existing: East Facade-E.01



Image Key Plan



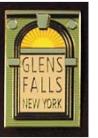
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Market Square at South Street



Existing: South Facade-S.01

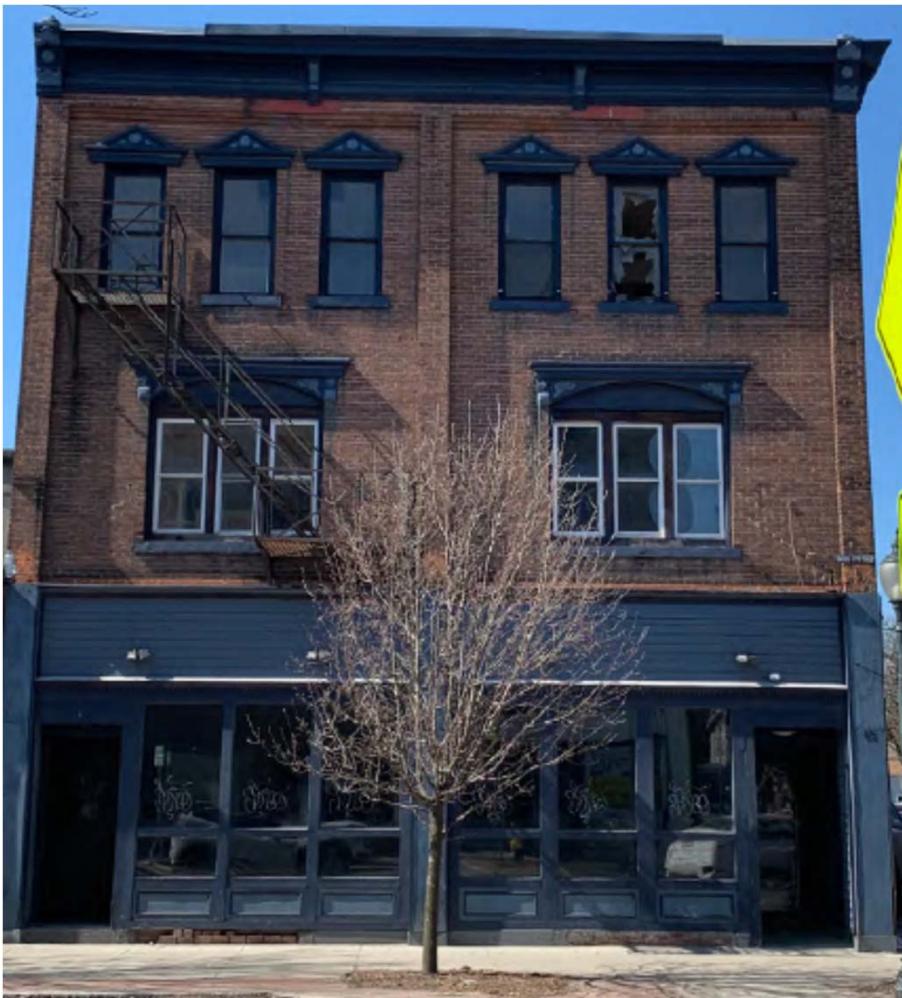


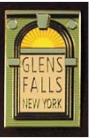
Image Key Plan



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Market Square at South Street



Existing: North Facade-N.01



Image Key Plan



Downtown
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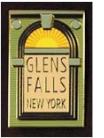
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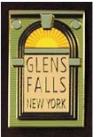
Market Square at South Street



Project Views: Streetscape mid-block of Elm St.



Market Square at South Street



Property Location:

36 Elm Street
Glens Falls, NY 12801



Aerial view Downtown Glens Falls - 2019

General Description of the Project:

The work at 36 Elm Street generally involves repair/replacement of existing building elements. 36 Elm Street is listed as an eligible contributing building to the Three Squares Historic District. Although it is not officially listed as historical the goal of this project is to rehabilitate what once was originally a garment factory built in the early 20th century. Much of the existing facade is intact and will be repaired. Existing window openings will be reestablished and new windows that match the existing historic factory windows will be installed. Through the rehabilitation of building elements along with several miscellaneous improvements will respectfully build upon the aesthetic appeal of 36 Elm Street. Specific improvements include:

- Patch and repair of exterior walls as noted
- Replacement of all exterior windows
- Removal of exterior infill masonry walls replaced with historically accurate windows.
- Replacement of all first-floor exterior doors
- Miscellaneous improvements include new signage; new entry awnings.

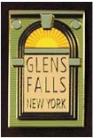
For more information on existing interior and exterior conditions refer to the attached structural report dated March 05, 2019 from RAVI Engineering.



Image courtesy of the Chapman Historical Museum



Market Square at South Street



Existing: East Facade-E.01



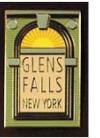
Image Key Plan



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Market Square at South Street



Existing: North Facade-N.01



Image Key Plan



Downtown
Revitalization
Initiative

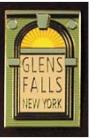
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Market Square at South Street



Project Views: Streetscape looking south along Elm St.



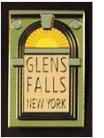
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Market Square at South Street



Project Views: Aerial view looking northwest



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